

PROJECT NUMBER: 98123CASES: TR52652CP98123OT98123RENV200600024

## \*\*\* INITIAL STUDY \*\*\*

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNINGGENERAL INFORMATION

I.A. Map Date: May 22, 2006 Staff Member: Dean Edwards

Thomas Guide: 529 C6 USGS Quad: Calabasas

Location: Randiwood Lane between Welby Lane and Kittridge Street in West Hills

Description of Project: The proposed project is a request for a Hillside Management conditional use permit, oak tree permit to remove 14 oak trees and encroach upon 1 oak tree and a tract map to allow twenty-five (25) single-family lots ranging in size from 0.61 acres to 2.23 acres and one (1) 31.9 acre open space lot to include Las Virgenes Municipal Water District and homeowners recreational uses. 975,000 cubic yards of grading is proposed. A storm drainage easement and a detention basin is proposed for the northeast portion of the property. Ingress and egress access will be provided by Kittridge Street.

Gross Acres: 58.3 acres

Environmental Setting: The project site is located east of the Ventura County boundary, north of Victory Boulevard, west of Valley Circle Park in the community of West Hills. The City of Los Angeles El Scorpion Park is adjacent to the north boundary of the project site, the City of Los Angeles Knapp Ranch Park is adjacent to the south boundary of the site and State park land (Ahmanson Ranch) is adjacent to the west boundary of the site. There are single-family residences located east of the site across Randwood Lane which runs along the east boundary of the property. There are several trails and an existing Las Virgenes Water easement located on the property. The slope of the property varies from 24 percent to over 50 percent. The native vegetation of the site includes coastal sage scrub, chaparral, coast live oak woodland and southern California walnut woodland. Forty-three (43) oak trees are located on the property. All the oak trees except three are located on the open space lot (Lot 26).

Zoning: RPD-3000-1.5U and R-1-1000

Community Standards District: None

General Plan: 1 - Low Density Residential (1 to 6 dwelling units per acre)

Community/Area wide Plan: None



STAFF USE ONLY  
PROJECT NUMBER (S):

200600024

## INITIAL STUDY QUESTIONNAIRE

### A. GENERAL INFORMATION

Project Applicant (Owner):

Faye Estates LLC

Name

23679 Calabasas Road #343

Address

Calabasas, CA 91302-1502

(818) 421-9595

Phone Number

Project Representative:

Donald P. Baker

Name

633 West 5<sup>th</sup> Street, 42<sup>nd</sup> Floor

Address

Los Angeles, CA 90071-2007

(213) 485-1234

Phone Number

1a. Project description:

Hillside Residential Development on 58 acres for 30 Single Family Residences.

1b. Permit/Approval sought: Vesting Tentative Tract Map No. 52652

2. Location of project:

The westerly ends of Kittridge St. and Welby Way, between Knapp Ranch Park and El Escorpion Park up to the Ventura County Line.

3a. Present zoning: R1-10,000 and RPD 30,000 - 1.5u

3b. Countywide General Plan designation: 1 - Low Density Residential

3c. Community Plan Land Use designation: \_\_\_\_\_

4a. Present use of site:

Vacant

4b. Previous use of site or structures:

None